



**GRASSROOTS**  
REALTY GROUP

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137 Pantego Lane NW  
Calgary, Alberta

MLS # A2262652



**\$449,999**

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,260 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Parking Pad, S		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 350
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to your beautifully updated end-unit home! Offering 1,200 sqft of comfortable living space, this property features a walkout basement ready for your personal touch and future development. Inside, you'll find a freshly renovated interior with brand new paint, flooring, quartz countertops, and stainless steel kitchen appliances &mdash; all creating a clean, modern look. The kitchen shines with its new quartz surfaces and updated finishes, perfect for cooking and entertaining. The open-concept main floor flows seamlessly into a bright living area filled with natural light from the extra side windows exclusive to end units. Upstairs, you'll find three spacious bedrooms, including a primary suite with its own ensuite bathroom. With 2.5 bathrooms in total, there's plenty of space for everyone. The walkout basement provides great potential for future development &mdash; whether you'd like to add a family room, guest suite, or home office. Parking is convenient with a single attached garage plus one additional driveway space. The end-unit location offers extra privacy and an abundance of natural light throughout. Don't miss your chance to own this move-in-ready home filled with modern updates and thoughtful details. Book your private showing today!